



**THE ORCHARD**  
AT SOBHA CITY



# THE FOUNDATIONS OF SOBHA CITY.

Three pillars shape the city.

Each designed to support life at scale,  
without compromise.

# LIVE

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DESIGNED  
FOR LIFE,  
NOT JUST  
LIVING.

Homes shaped by light, proportion,  
and privacy. Villas and residences  
planned for every stage of life, with  
clarity, comfort, and lasting value.



# CONNECT

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WHERE COMMUNITY  
TAKES FORM.

Spaces that bring people together, naturally.

Retail, promenades, courtyards, and social nodes, woven  
into everyday movement.



# RESTORE

BALANCE  
BUILT INTO  
DAILY LIFE.

Nature as infrastructure.

Shade, water, greenery, and calm,  
designed to restore body and mind,  
every day.





# SPACES TO GATHER. SPACES TO GROW.

Community unfolds across crafted outdoor destinations.

- Mosque
- Multi-purpose lawns
- Amphitheatre
- Pavilion & social decks
- Sculptural gardens
- Tai-chi & wellness lawns
- Outdoor dining and gathering zones

Each space encourages interaction.  
Each setting supports privacy.





# A COMMUNITY THAT HOLDS TOGETHER.

Spaces for families and neighbours are woven into the fabric of the community.

Children's play areas, community lounges, and shared gathering spaces encourage connection that feels natural. Life here is social by design.



# SURROUNDED BY CALM AND CONNECTION.

Promenades follow the gentle curve of the shoreline.

Tree-lined walkways and thoughtfully landscaped seatings create gentle, shaded retreats at every turn.


Outdoor spaces extend living beyond the home, creating places to pause, connect, and return to.

# SHAPED BY WATER AND LAND.

Sobha City is structured by water, landscape, and movement.

Featuring canals, open spaces, and green corridors that shape daily life. Nature is not decorative, it is foundational.





ESSENTIALS,  
THOUGHTFULLY  
CURATED.

Amenities serve routine, not spectacle.  
Everything needed for daily life,  
planned with intent.

Daily conveniences, family spaces,  
leisure areas, and active living  
integrated throughout the city.

# EVERYDAY LIFE, RESOLVED.

Sobha City is a fully integrated urban ecosystem.

Living, working, wellness, and community are designed to be part of one coherent plan.

Daily life functions with ease, balance, and continuity.



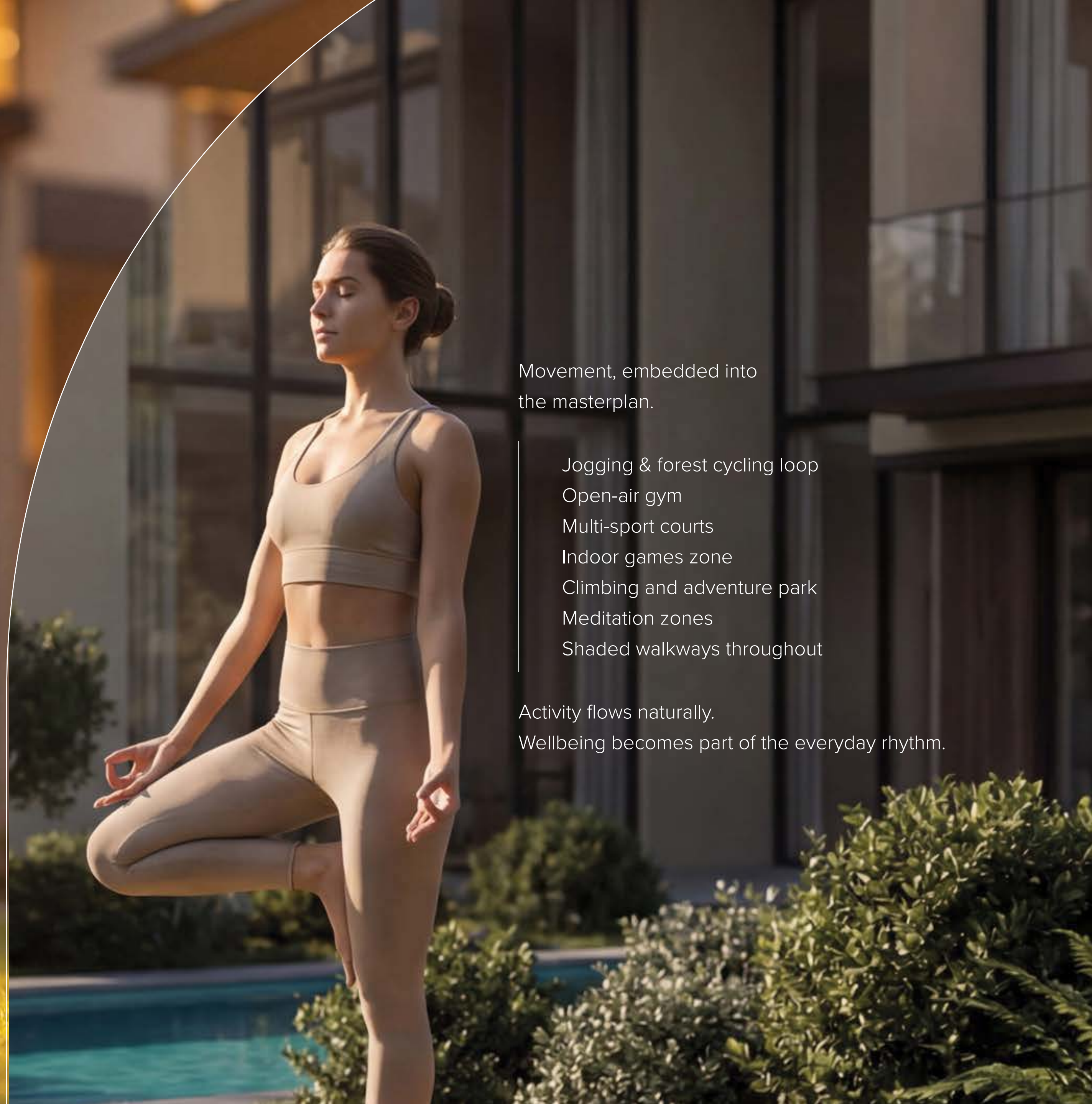
# MOVEMENT WITH PURPOSE.



Active living is embedded across Sobha City.

Jogging and cycling tracks, open-air fitness zones, golf areas, and green corridors support daily movement as part of routine life. Wellbeing here, simply happens.

# ACTIVE BY DESIGN.



Movement, embedded into the masterplan.

- Jogging & forest cycling loop
- Open-air gym
- Multi-sport courts
- Indoor games zone
- Climbing and adventure park
- Meditation zones
- Shaded walkways throughout

Activity flows naturally.

Wellbeing becomes part of the everyday rhythm.

# A LANDSCAPE DESIGNED FOR DAILY LIFE.

Shaped by green networks and  
open-air experiences.

- Children's play areas
- Forest trails
- Family parks
- Shaded seating gardens
- Open-air fitness zones

Nature is not placed around the homes,  
it defines them.



A modern, multi-story building with a glass balcony and a Mercedes-AMG GT car in a parking garage. The car is dark grey and is parked in a garage with other cars. The building has a glass balcony with a view of the interior. The scene is set in a lush green environment with trees and bushes.

EVERYDAY,  
MADE EFFORTLESS.

Daily life moves smoothly at Sobha City. Parking, arrival courts, and concierge services are integrated into the masterplan, ensuring ease without interruption.

Designed to anticipate every need.

# HOMES SHAPED FOR LIVING.

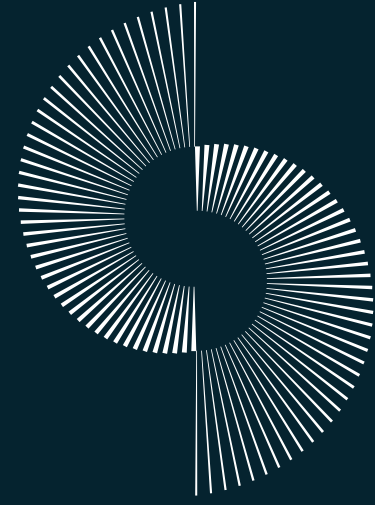
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Layouts designed for efficiency, light, and adaptability.

Every home prioritises comfort, privacy, and long-term liveability.

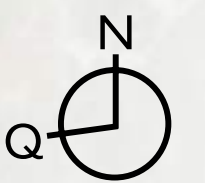
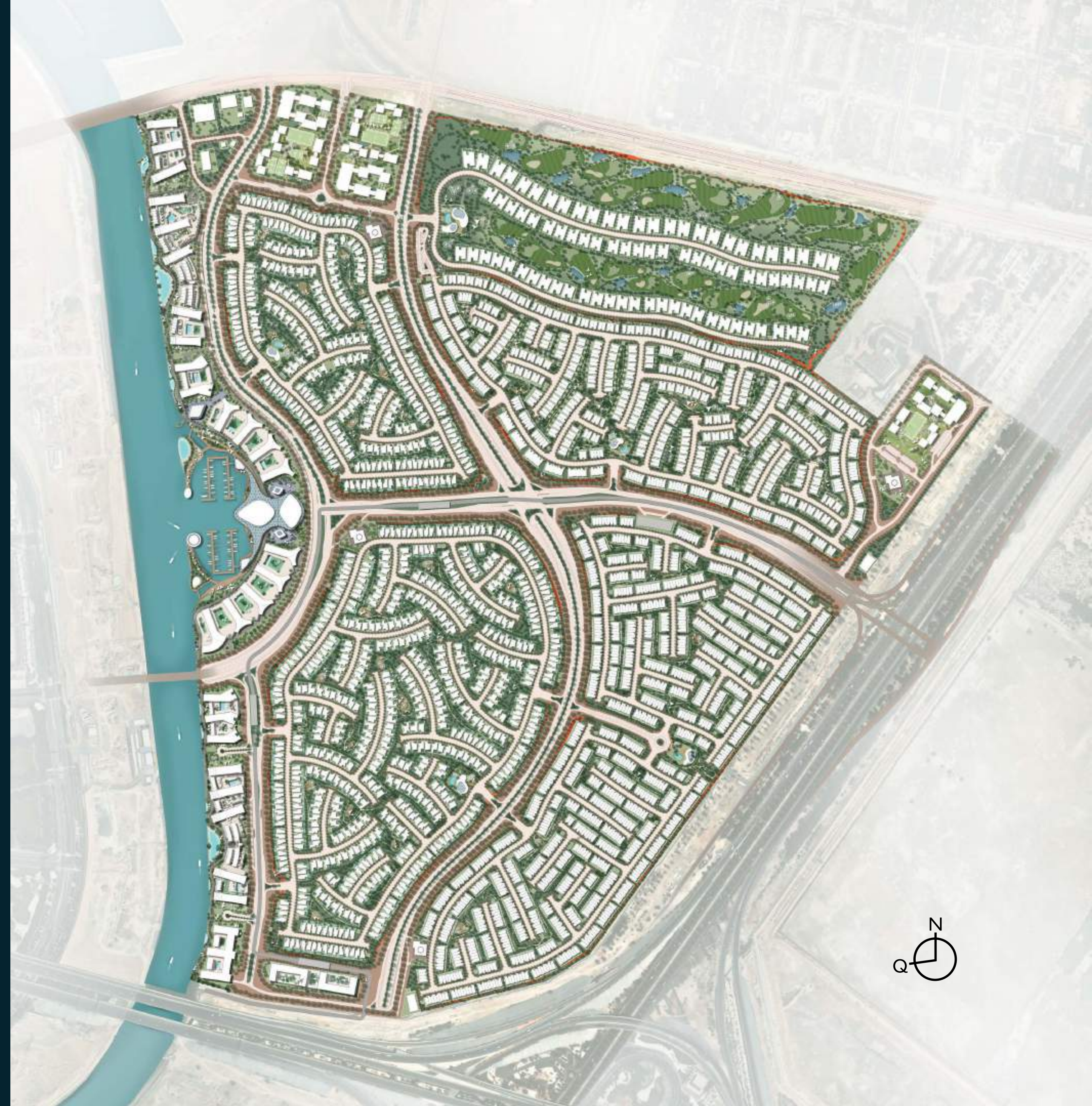
Spaces made to settle into.

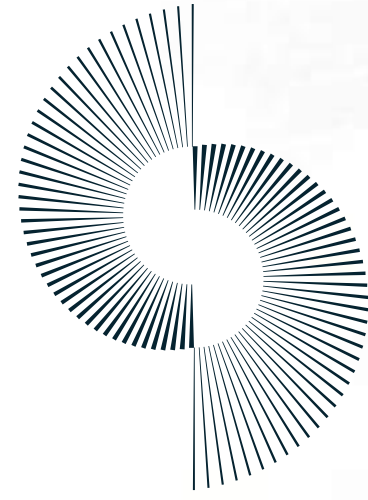


# SOBHA CITY

ABU DHABI

## ILLUSTRATIVE MASTERPLAN





# THE ORCHARD

AT SOBHA CITY

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WHERE LIVING FINDS BALANCE.



A woman with long brown hair, wearing a white sleeveless dress, is lying on a light-colored lounge chair. She has her eyes closed and a peaceful expression. The setting is an outdoor area with several other lounge chairs in the background. The background shows a modern building with large windows and some greenery. The lighting is soft, suggesting late afternoon or early morning. A dark teal circular graphic element is on the right side of the image, containing the title text.

# THE ORCHARD AT SOBHA CITY.

A collection of private villas defined by  
expanse, greenery, and calm.  
Neighbourhood living elevated through  
privacy-led planning and landscape  
depth.

Where space is not an afterthought, but  
the foundation, structured for balance.



# A NEIGHBOURHOOD WITH ITS OWN IDENTITY.

The Orchard is intimate in scale.  
Integrated in vision.

Tree-lined streets soften the journey home.  
Green pockets create moments of gathering.  
Walking paths link seamlessly to the wider city  
network.

Liveability is designed for the long term

# ESTATE VILLAS

4 BEDROOM



Lift

Swimming pool

Private backyard


Panoramic green vistas

Entrance foyer court

Covered parking

# ESTATE VILLAS

5 BEDROOM



Lift  
Swimming pool  
Private backyard  
Panoramic green vistas  
Entrance foyer court  
Covered parking

# ESTATE VILLAS

6 BEDROOM

Lift  
Swimming pool  
Private backyard  
Panoramic green vistas  
Entrance foyer court  
Covered parking



# LIVING ROOM



# MASTER BEDROOM



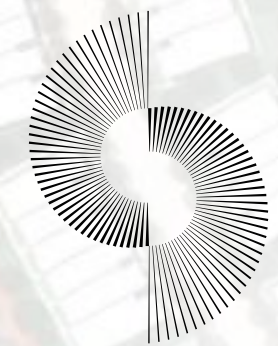
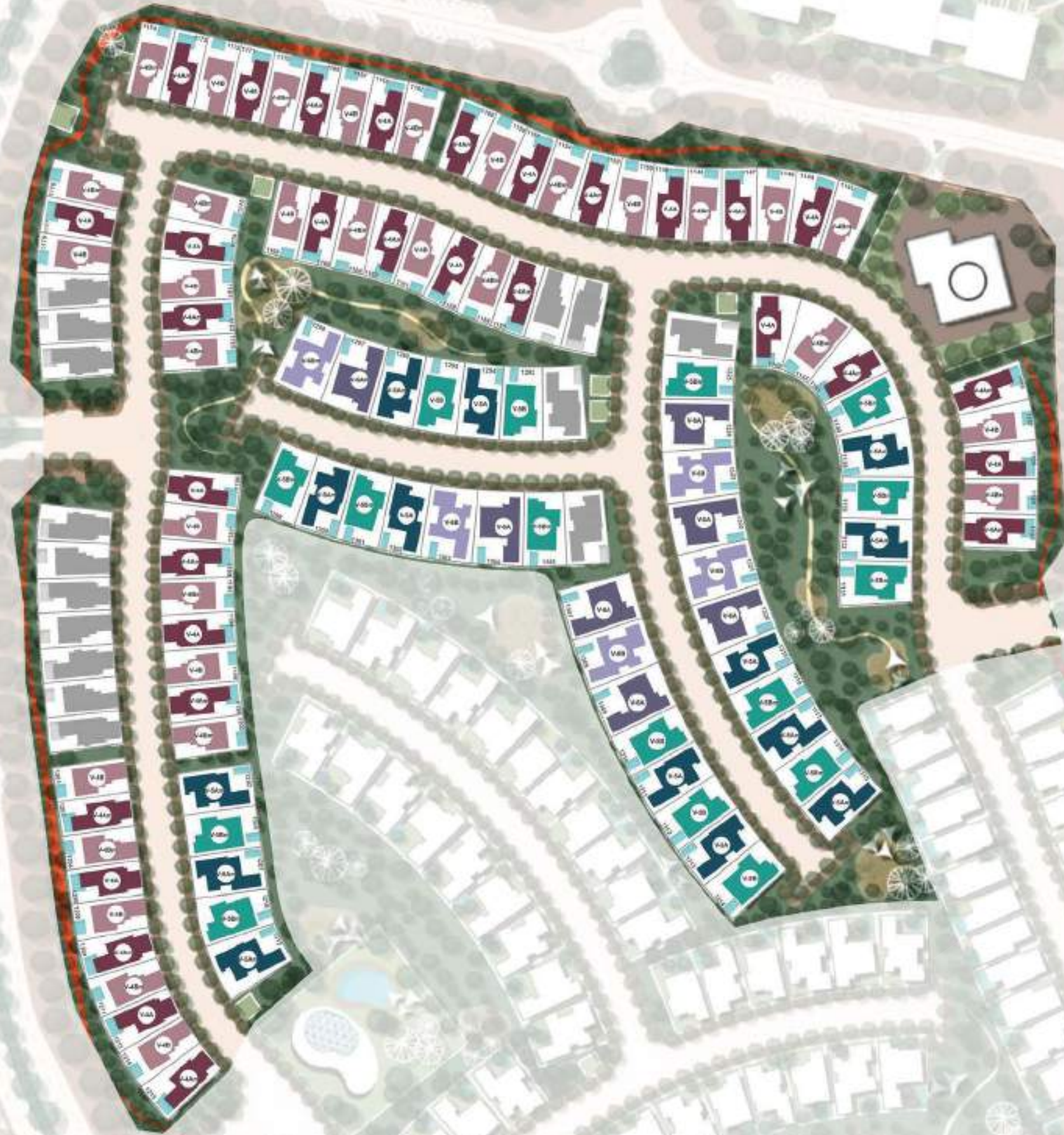
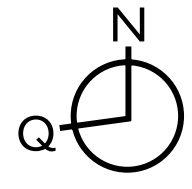
# MASTER BATHROOM



# DINING AREA & KITCHEN



SOBHA CITY



**THE ORCHARD**  
AT SOBHA CITY

# FLOOR & UNIT PLANS

# ESTATE VILLAS

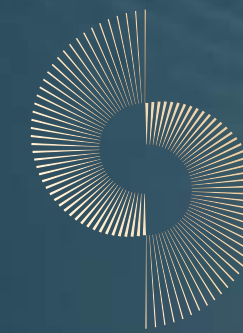
## V4 Bedroom - Type A

Plot Area

Min 418.63 sq.m 4,506.10 sq.ft  
 Max 484.47 sq.m 5,214.79 sq.ft

Saleable Area

419.51 sq.m  
 4,515.57 sq.ft



**THE ORCHARD**  
 AT SOBHA CITY



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

DISCLAIMER: 1. ALL DIMENSIONS ARE IN METRIC, MEASURED TO WALL. 2. ALL DIMENSIONS & DRAWINGS ARE APPROXIMATE. 3. ACTUAL AREA MAY VARY FROM THE STATED AREA. 4. DRAWING ARE NOT TO SCALE. 5. LAYOUT REPRESENTATION AND IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL SIZE, FEATURES, SPECIFICATIONS FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

# ESTATE VILLAS

## V4 Bedroom - Type AM

### Plot Area

Min 419.55 sq.m 4,516.00 sq.ft  
 Max 520.82 sq.m 5,606.06 sq.ft

### Saleable Area

419.51 sq.m  
 4,515.57 sq.ft



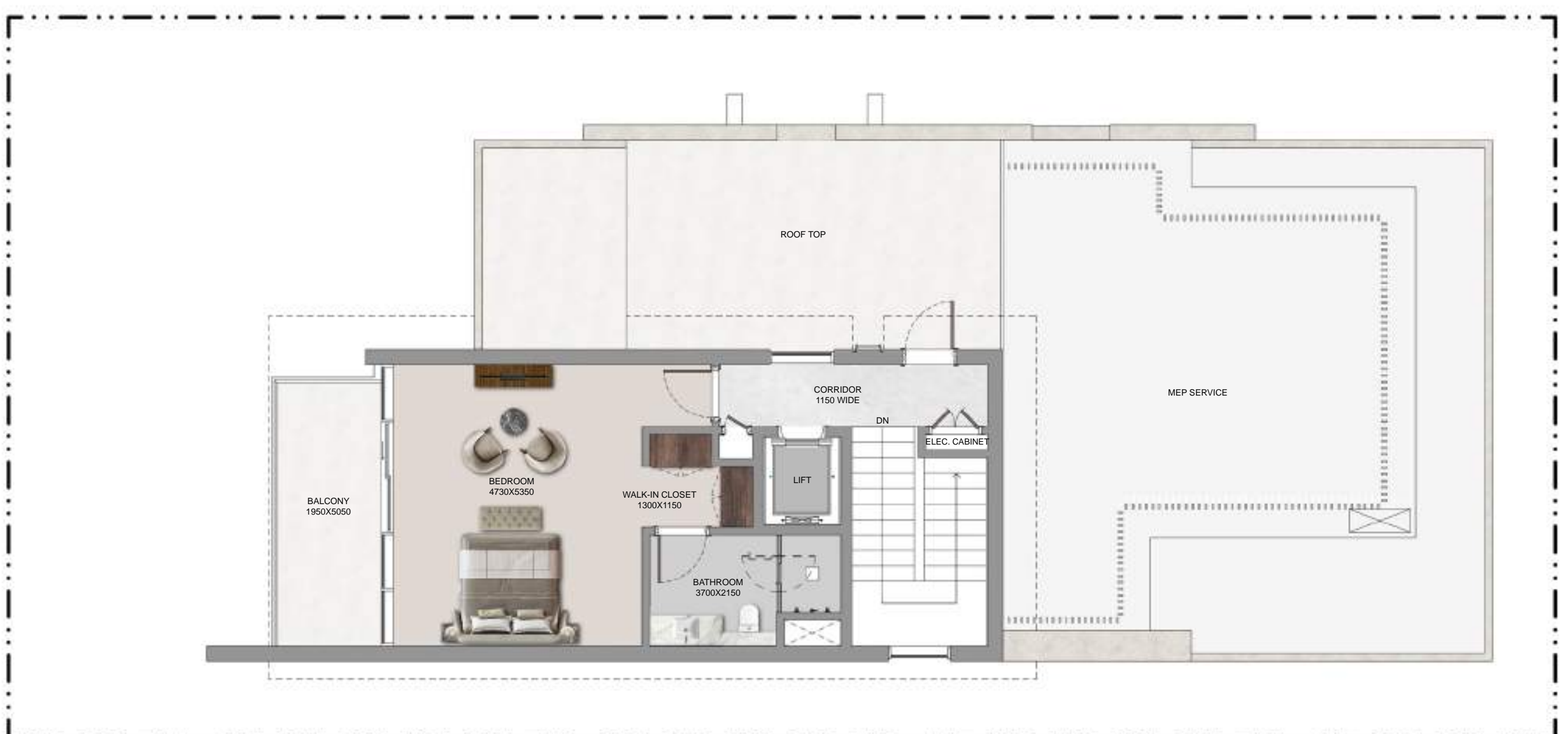
**THE ORCHARD**  
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# ESTATE VILLAS

## V4 Bedroom - Type B

Plot Area

Min 420.00 sq.m 4,520.84 sq.ft  
 Max 472.40 sq.m 5,084.87 sq.ft

Saleable Area

400.36 sq.m  
 4,309.44 sq.ft



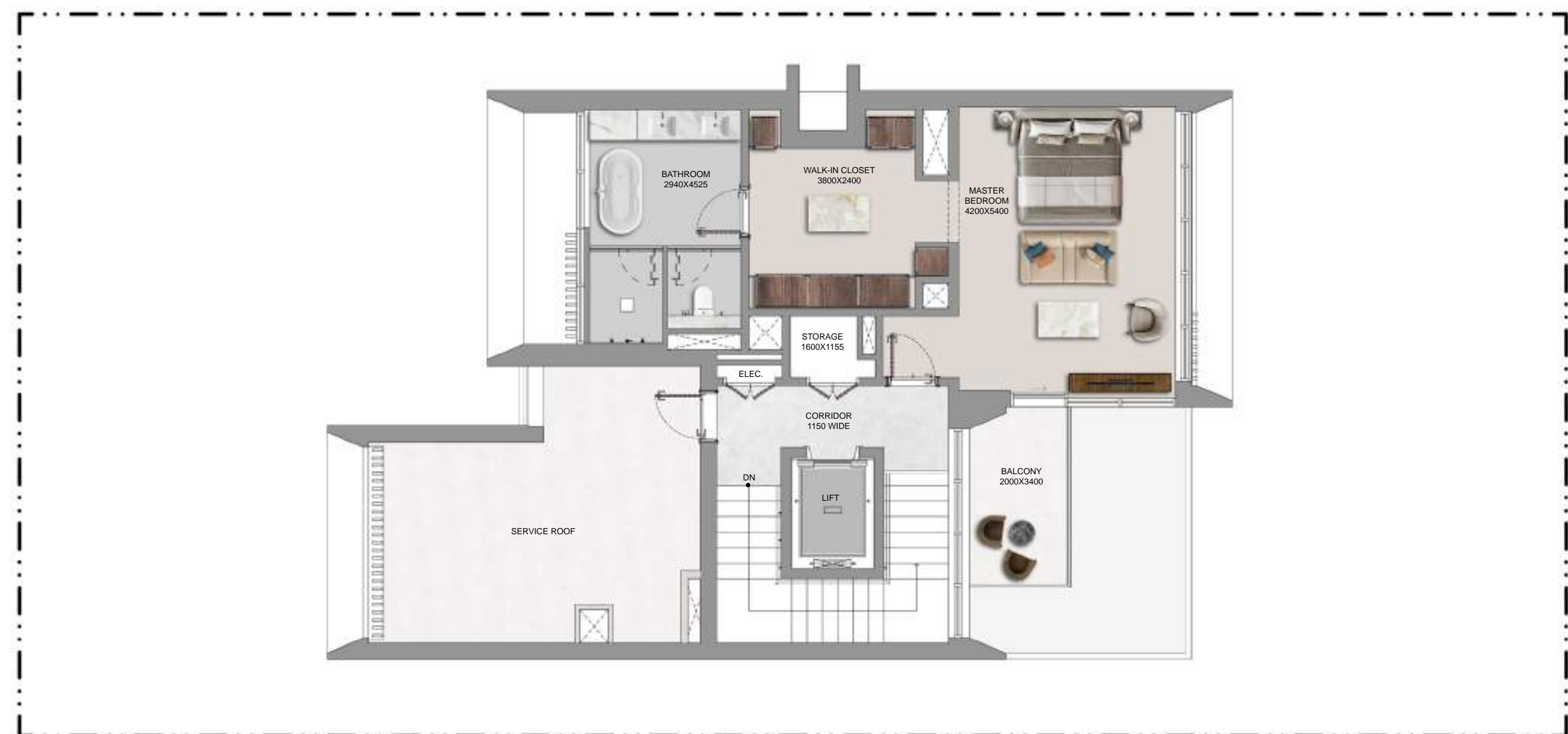
**THE ORCHARD**  
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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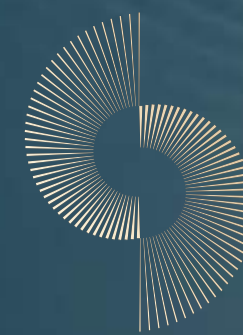
## V4 Bedroom - Type BM

Plot Area

Min 420.00 sq.m 4,520.84 sq.ft  
 Max 543.43 sq.m 5,849.43 sq.ft

Saleable Area

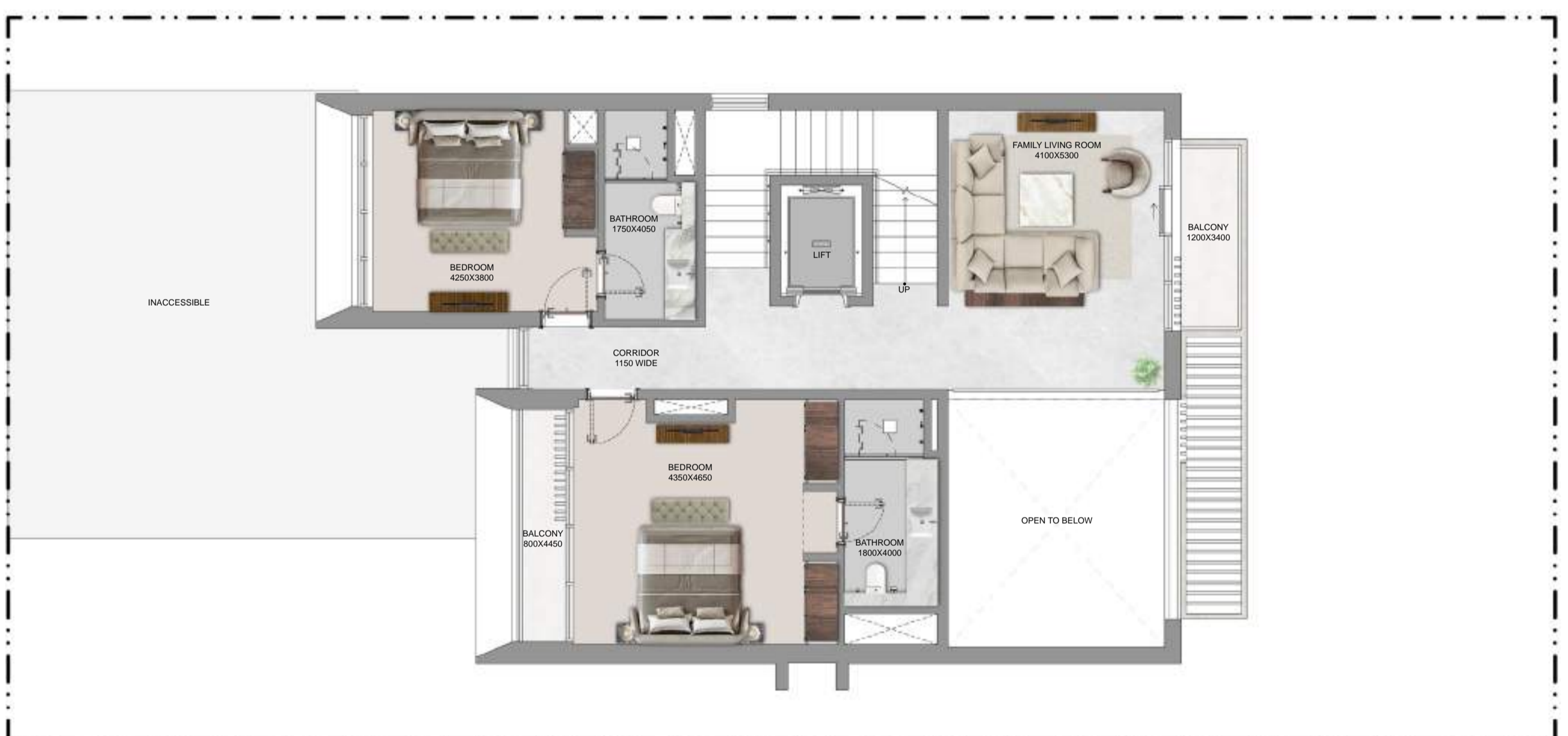
400.36 sq.m  
 4,309.44 sq.ft



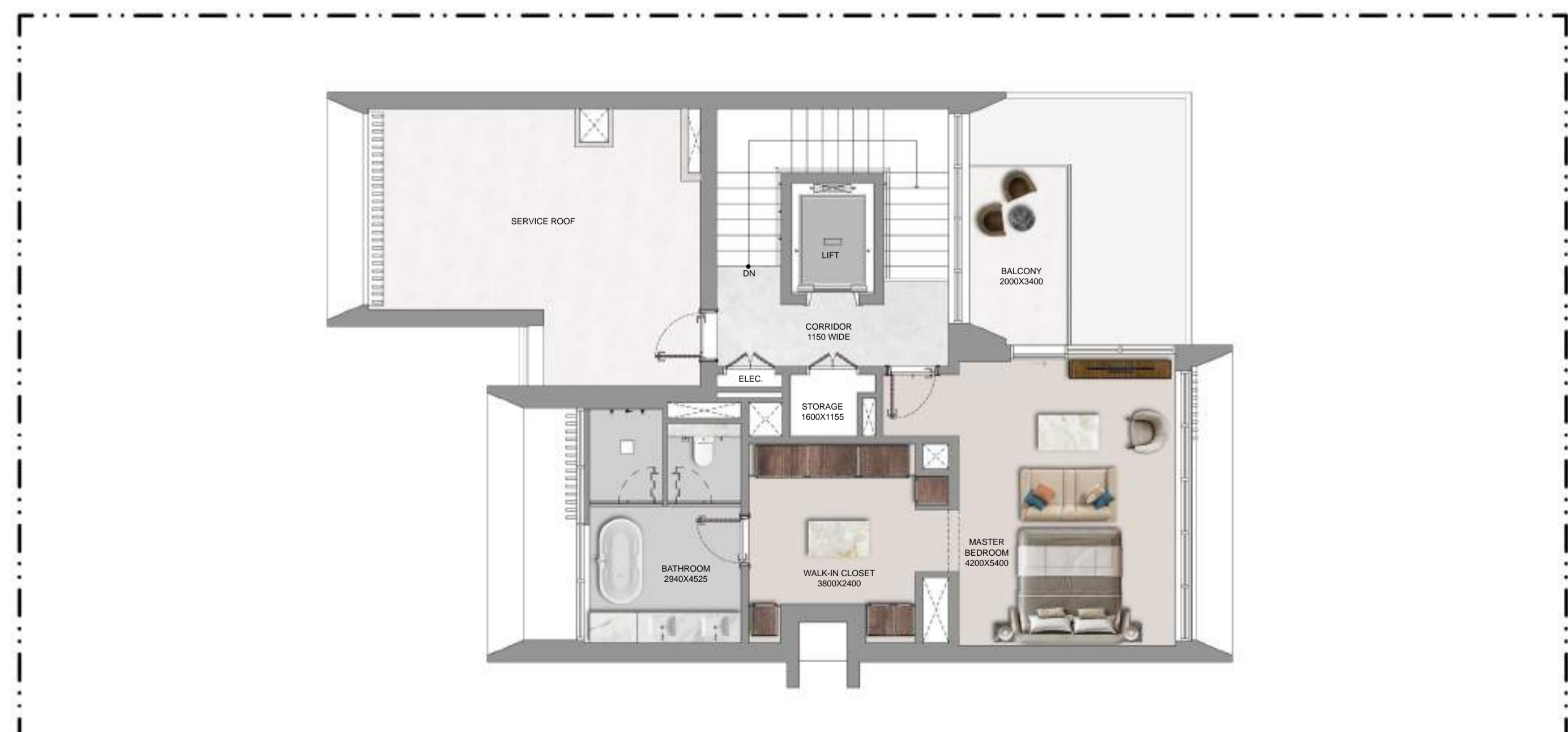
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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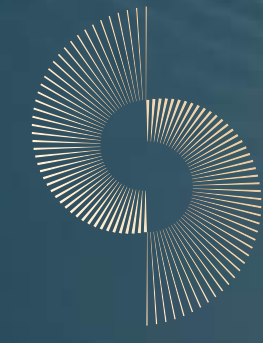
## V5 Bedroom - Type A

Plot Area

Min 509.99 sq.m 5,489.49 sq.ft  
 Max 510.00 sq.m 5,489.59 sq.ft

Saleable Area

503.38 sq.m  
 5,418.34 sq.ft



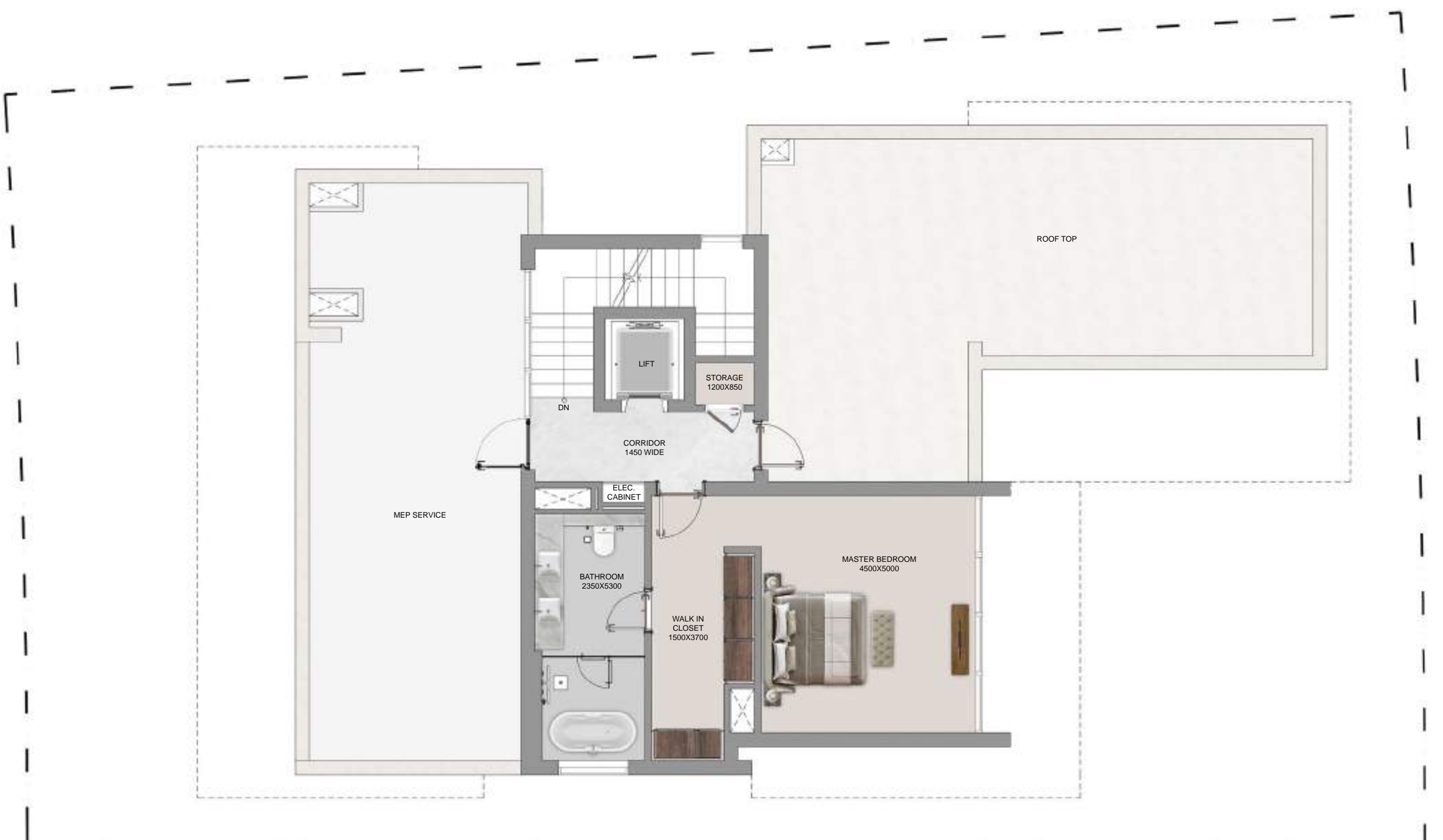
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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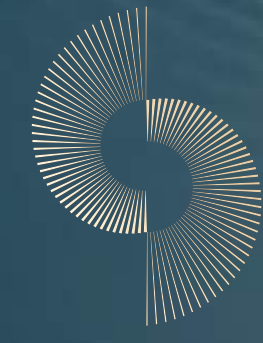
## V5 Bedroom - Type AM

Plot Area

Min 509.99 sq.m 5,489.49 sq.ft  
 Max 609.05 sq.m 6,555.76 sq.ft

Saleable Area

503.38 sq.m  
 5,418.34 sq.ft



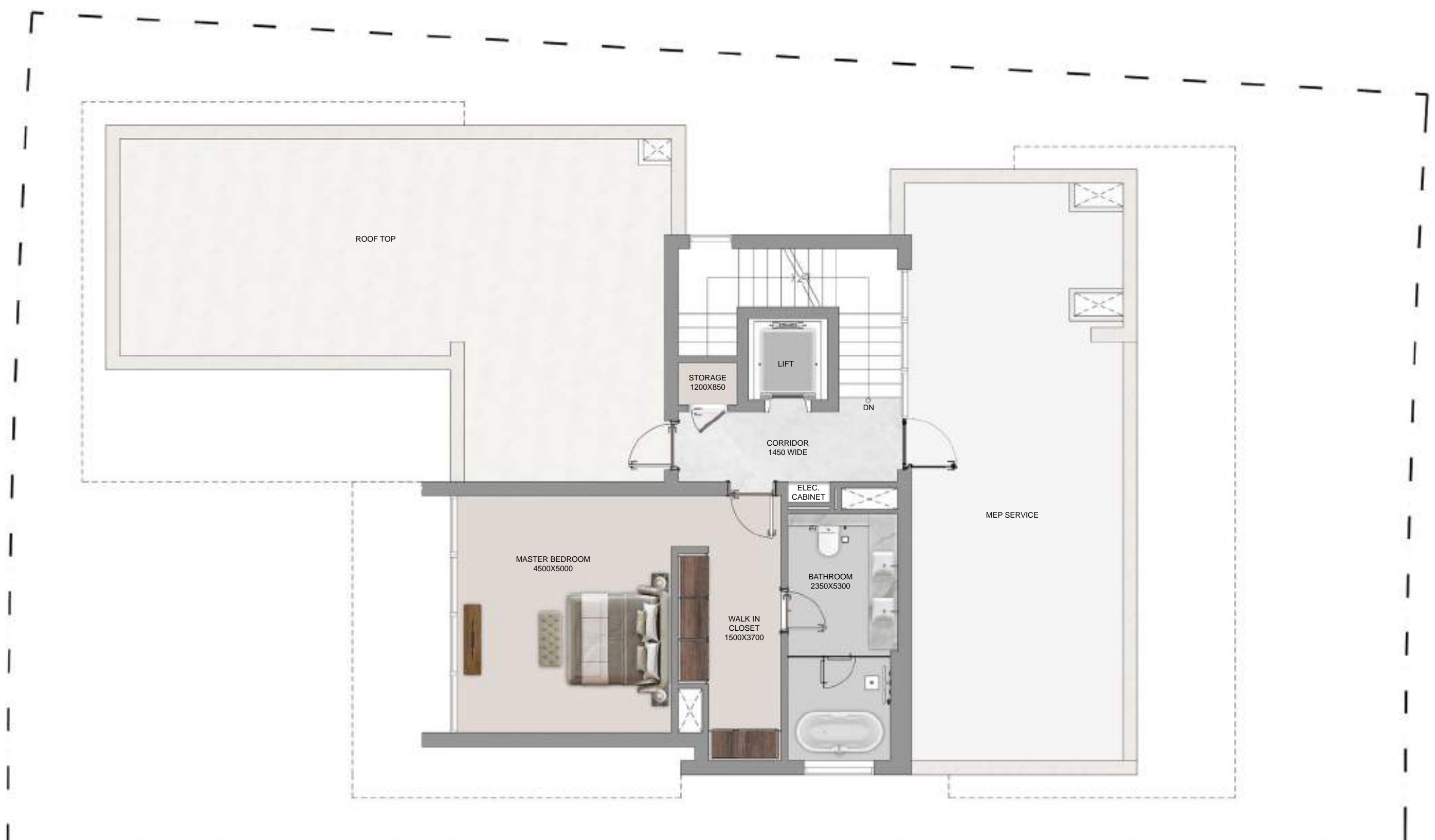
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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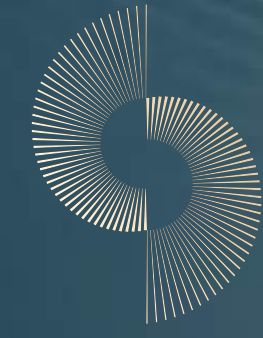
## V5 Bedroom - Type B

Plot Area

Min 509.99 sq.m 5,489.49 sq.ft  
 Max 510.00 sq.m 5,489.59 sq.ft

Saleable Area

494.04 sq.m  
 5,317.80 sq.ft



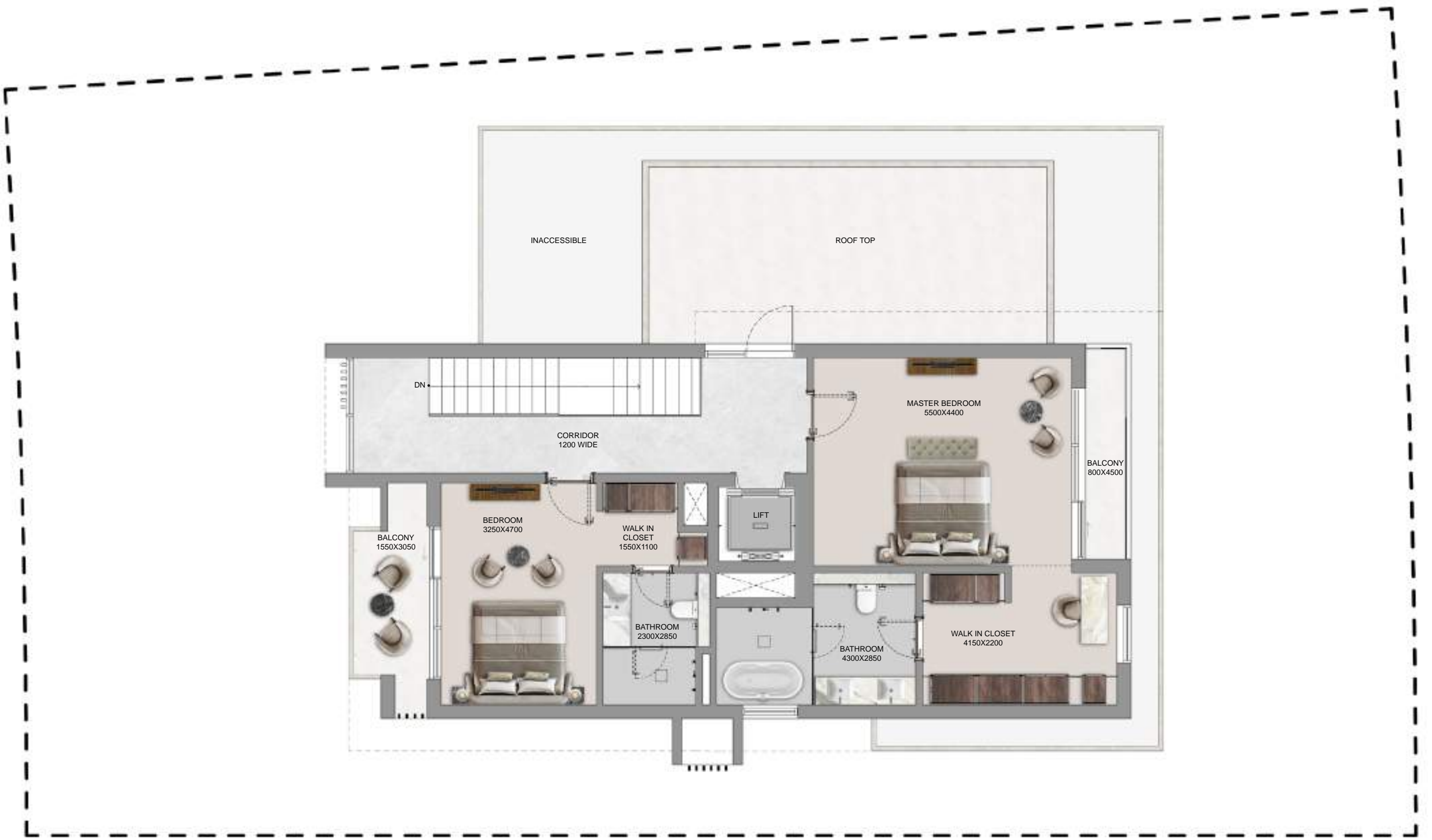
**THE ORCHARD**  
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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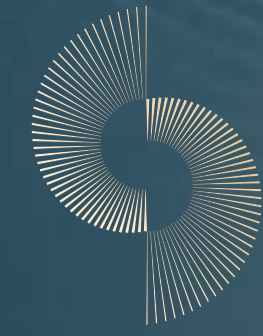
## V5 Bedroom - Type BM

Plot Area

Min 509.99 sq.m 5,489.49 sq.ft  
 Max 517.73 sq.m 5,572.80 sq.ft

Saleable Area

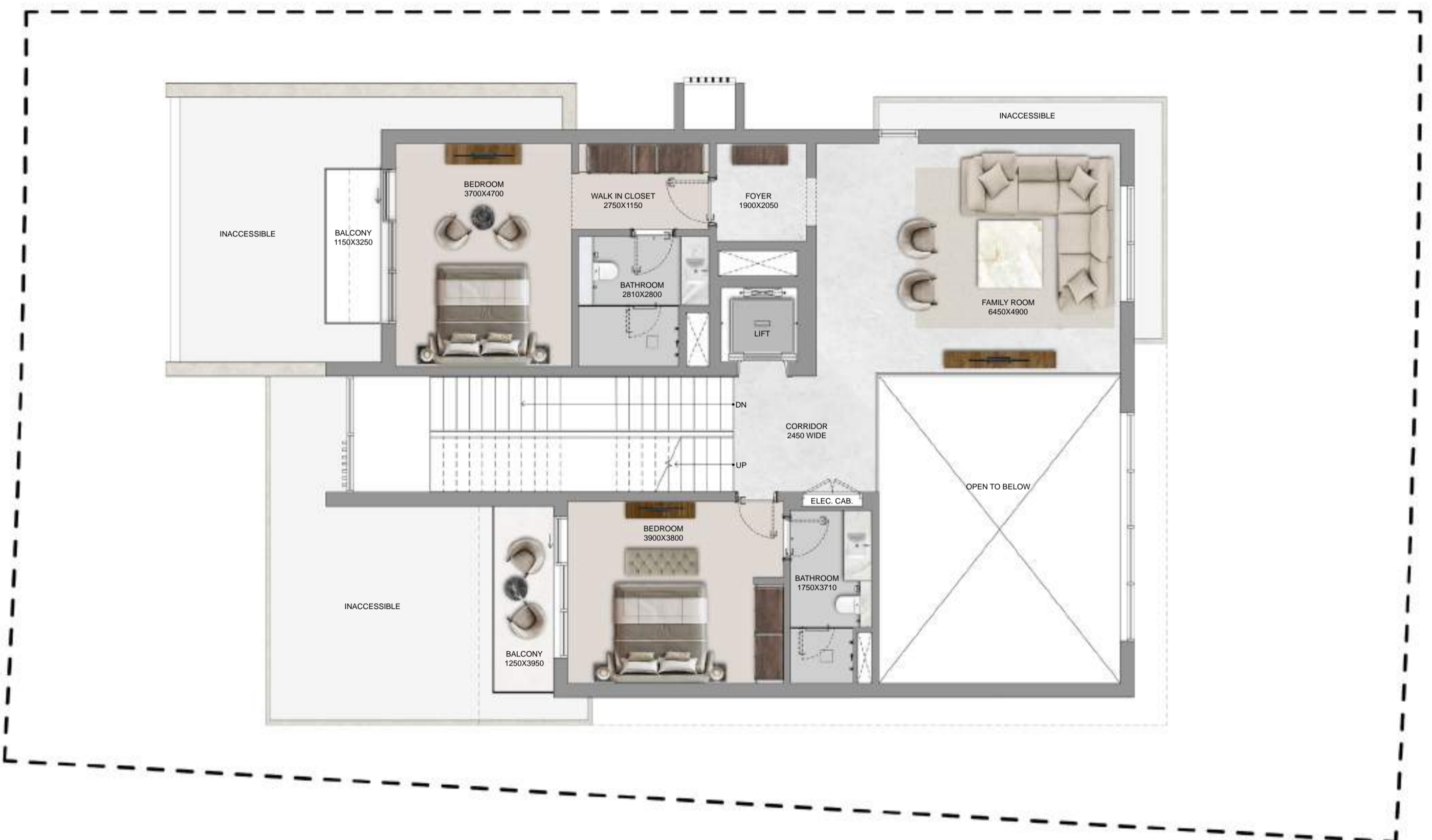
494.04 sq.m  
 5,317.80 sq.ft



**THE ORCHARD**  
 AT SOBHA CITY



GROUND FLOOR



FIRST FLOOR



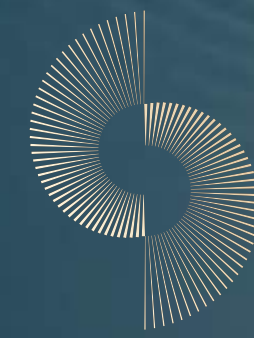
SECOND FLOOR

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# ESTATE VILLAS

## V6 Bedroom - Type B

Plot Area	Saleable Area
603.01 sq.m	593.01 sq.m
6,490.75 sq.ft	6,383.11 sq.ft



**THE ORCHARD**  
AT SOBHA CITY



### GROUND FLOOR



### FIRST FLOOR



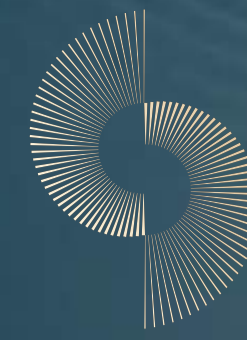
### SECOND FLOOR

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# ESTATE VILLAS

## V6 Bedroom - Type BM

Plot Area	Saleable Area
603.01 sq.m	593.01 sq.m
6,490.75 sq.ft	6,383.11 sq.ft



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### GROUND FLOOR

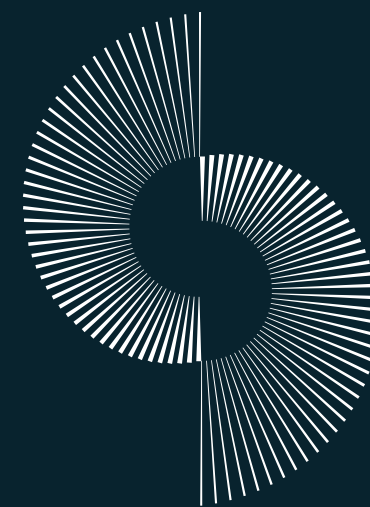


### FIRST FLOOR



### SECOND FLOOR

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ABU DHABI

ACD : DECEMBER 2029

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SOBHA  
REALTY